

M E M O R A N D U M

DATE: April 14, 1993

TO: Building Board of Appeals  
Ronald L. Lindsey, Chief Administrative Officer

FROM: *fl* Linda Dovalis, Assistant Director of Building & Planning

SUBJ: SUBSTANDARD PROPERTY - 5050 E. SLAUSON AVE.

City staff has received complaints about the subject property for more than a year. On March 30, 1993 the Building Inspector posted the above subject property with the Declaration of Substandard Property. The owner (and all persons with a financial interest in the property) were notified that the violations had to be abated within ten days of the posting date.

Since March 30 some additional hazardous substances have been removed from the property; however, several drums of chemicals are still on the property. The Maywood Police Department has \* removed the truck trailers which were a harborage for drug users. There is still graffiti on the building (even though the City's graffiti removal program has painted over the graffiti several times), the grass and weeds near Slauson Avenue have not been mowed; and the abandoned building is accessible to transients and drug users. The building contains the storage of combustible material which could easily be ignited by a match from one of the transients or drug users who stay in the building.

RECOMMENDATION:

Staff recommends that the property owner (or responsible party) be ordered to board-up all openings of the building, and insure that the openings will remain boarded-up; the papers and other records be removed from the building; the 55 gallon drums of chemicals will be removed from the property; and the weeds and grass will be mowed by May 17, 1993. In the future the weeds and grass are to be mowed at least once a month. Within ninety (90) days the owner (or responsible party) shall secure all the necessary permits for the removal of the underground storage tanks and contaminated soil. City staff is to be provided copies of permits and engineering reports indicating what period of time is anticipated for the complete abatement of contaminated soil and ground water. Then the owner (or responsible party) shall commence, by August 1, 1993, and diligently pursue the remediation of the contaminated soil and water.

P 475 458 523

RECEIPT FOR CERTIFIED MAIL

NO RETURN TO SENDER IF NOT FOR INTERNAL MAIL

(See Attachment)

SENDER:

Complete items 1 and/or 2 for additional services

I also wish to